THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 731703 DEEDQC 10/08/2021 08:40:38 AM 3 pgs Fees: $17.00 Taxes: $0.00 20211008-0135250	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 JEFFREY ROGER CAPLAN, AFFIANT Subscribed and sworn to before me, this 3rd day of September 2021. NOTARY PUBLIC My Commission Expires: 02-01-2023 JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Adam Fredrick Caplan, Jeffrey Roger Caplan and Donna Caplan 5416 California Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091-02-4A-001.00-CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Adam Fredrick Caplan, Jeffrey Roger Caplan and Donna Caplan, (collectively as "Grantor") do hereby quitclaim, transfer and convey all of their right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Adam Fredrick Caplan, an unmarried man, his successors and assigns, and do hereby quitclaim, transfer and convey all of their right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Jeffrey Caplan and Donna Zuckerman Caplan, Co-Trustees of the Caplan Joint Revocable Trust created September 3, 2021, its successors and assigns.

This is improved property known as 5416 California Avenue, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 5416 California Cottages, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5416 California Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150916-0093964, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Adam Fredrick Caplan, an unmarried man, and Jeffrey Roger Caplan and Donna Caplan, husband and wife, from Brewer Adams and Leigh Adams, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200825-0095969.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3rd day of September 2021.

Jeffrey Roger Caplan, Grantor

Donna Caplan, Grantor

Adam Fredrick Caplan, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jeffrey Roger Caplan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of September 2021.

Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

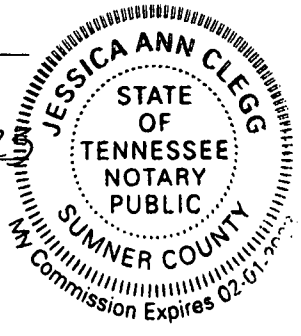
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Donna Caplan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of September 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Adam Fredrick Caplan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of OCTOBER 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

